

# NEW HANOVER COUNTY

PLANNING & INSPECTIONS DEPARTMENT  
230 Government Center Drive, Suite 110  
Wilmington, North Carolina  
Telephone (910) 798-7165  
FAX (910) 798-7053  
[planningdevelopment.nhcgov.com](http://planningdevelopment.nhcgov.com)



**Chris O'Keefe, AICP**  
Planning & Inspections Director  
**Dennis Bordeaux**  
Inspections Manager  
**Ken Vafier, AICP**  
Planning Manager

June 9, 2016

Steve Shuttleworth  
TRS Holdings, LLC  
420 Beasley Road  
Wilmington, NC 28409

VIA EMAIL: [steve@steveshuttleworth.com](mailto:steve@steveshuttleworth.com)

Re: Round Tree Ridge – Performance Subdivision – Preliminary Plat

Mr. Shuttleworth:

At the June 8, 2016 Technical Review Committee (TRC) meeting, the TRC conditionally approved the preliminary plat for Round Tree Ridge, a performance residential development consisting of 55 lots. The vote by the TRC was 5-0 with the following conditions:

- 1) No gates, traffic calming devices, or on-street parking shall be provided unless reviewed and approved by the TRC.
- 2) A letter from AQUA Utilities verifying sewer capacity and commitment shall be submitted prior to final plat approval.
- 3) A Jurisdictional Determination from the Army Corps of Engineers shall be submitted prior to final plat approval.
- 4) An agreement with the Lehigh Estates development shall be made concerning the maintenance responsibilities of the portion of Lehigh Road which has currently not been accepted into the state maintenance system, **OR** language shall be added to the Round Tree Ridge's restrictive covenants obligating the development's HOA to participate in the maintenance of said portion of Lehigh Road.
- 5) A sidewalk shall be installed on one side of the southern street stub and shall be extended to the property line.
- 6) A tree mitigation plan shall be submitted prior to issuance of Soil Erosion and Sedimentation Control permits.
- 7) Pedestrian access shall be provided to the passive recreation area in the northwestern portion of the development. This may be achieved by either providing safe travel over the jurisdictional ditch located east of the passive recreation area and a proposed stormwater pond, or locating and providing a different access from Lehigh Road.
- 8) Place illustrate the location of street lights and street signs on the plat.

The application further requested a waiver from the maximum cul-de-sac length standard of the County's Subdivision Ordinance. The TRC reviewed the request and decided to grant the waiver due to the surrounding land use relationships. The required street stub will be located further east, farther away from the cul-de-sac, but in a location to where it will line up with existing and planned right-of-ways. This will allow the future road to provide interconnectivity to more properties in the area.

Please note that additional local, State, and Federal regulations may be applicable to the Round Tree Ridge development.

Attending the meeting were Chairman Jordy Rawl (Planning Board) along with voting members Brad Schuler (Planning/Inspections staff), David Candela (County Engineering), Bill McDow (WMPO), and David Stone (County Fire). Also attending the meeting were Ben Andrea and John Townsend (Planning/Inspections staff), Matt Tribett (CFPUA), Wallace Gray (AT&T), and Jon L. Wayne from Hanover Design Services, Tom Smith, and you.

Please resubmit eight copies of the preliminary plat meeting the applicable conditions listed above to our office for approval.

If you have any questions, comments, or concerns. I can be reached directly at (910) 798-7447 or [bschuler@nhcgov.com](mailto:bschuler@nhcgov.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Schuler'.

Brad Schuler, AICP  
Current Planner

cc: Tom Smith, [trsmithms@gmail.com](mailto:trsmithms@gmail.com)  
Jon L. Wayne, [jwayne@hdsilm.com](mailto:jwayne@hdsilm.com)  
Engineering, Iannucci/map  
WMPO, McDow/map  
CFPUA, Tribett/map  
Fire, Stone/map  
File/map